

**OSHTEMO TOWNSHIP  
17400 SPRINGWOODS HILLS ECF ANALYSIS  
ARMS-LENGTH SALES 4/1/2021 THROUGH 3/31/2023**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Ratio	Land Value	Other Parcels in Sale	Land Table	Property Class
05-17-307-010	9944 SPRINGWOOD	10/28/22	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$187,500	36.41	\$425,985	\$54,807	\$460,193	\$436,680	1.054	2,870	\$160.35	17300	14.2549	TWO STORY	10%	\$53,147		SPRINGWOODS HILLS	401
05-17-307-100	9820 OAK FOREST	02/11/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$163,800	41.47	\$406,030	\$42,939	\$352,061	\$427,166	0.824	2,324	\$151.49	17300	8.7118	TWO STORY	10%	\$41,279		SPRINGWOODS HILLS	401
05-17-307-120	370 SUNNYWOOD	01/09/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$136,400	36.86	\$311,295	\$28,495	\$341,505	\$332,706	1.026	3,087	\$110.63	17300	11.5151	TWO STORY	7%	\$26,835		SPRINGWOODS HILLS	401
05-17-335-050	579 SPRINGWOOD	01/07/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$211,600	41.49	\$534,555	\$33,878	\$476,122	\$589,032	0.808	3,750	\$126.97	17300	10.2983	TWO STORY	6%	\$30,272		SPRINGWOODS HILLS	401
05-17-335-160	9532 AMBER	01/17/22	\$397,500	WD	03-ARM'S LENGTH	\$397,500	\$143,100	36.00	\$358,745	\$28,610	\$368,890	\$388,394	0.950	2,576	\$143.20	17300	3.8486	TWO STORY	7%	\$26,950		SPRINGWOODS HILLS	401
05-17-335-320	428 SPRINGWOOD	07/30/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$155,900	43.31	\$388,401	\$36,310	\$323,690	\$414,225	0.781	2,726	\$118.74	17300	12.9861	TWO STORY	10%	\$34,650		SPRINGWOODS HILLS	401
05-17-385-030	266 SUMMERSET	09/23/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$158,200	45.86	\$397,591	\$32,969	\$312,031	\$428,967	0.727	2,400	\$130.01	17300	18.3896	TWO STORY	9%	\$31,309		SPRINGWOODS HILLS	401
05-17-385-040	226 SUMMERSET	05/16/22	\$315,000	WD	03-ARM'S LENGTH	\$309,480	\$158,700	51.28	\$360,603	\$43,856	\$265,624	\$372,644	0.713	1,978	\$134.29	17300	19.8486	RANCH	13%	\$40,950		SPRINGWOODS HILLS	401
05-17-385-070	230 GOLDEN POND	06/10/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$213,000	40.19	\$487,264	\$46,656	\$483,344	\$518,362	0.932	3,281	\$147.32	17300	2.1148	TWO STORY	8%	\$40,950		SPRINGWOODS HILLS	401
05-17-385-250	37 SUMMERSET	08/24/22	\$419,900	WD	03-ARM'S LENGTH	\$419,900	\$117,900	28.08	\$267,107	\$38,900	\$381,000	\$268,479	1.419	1,663	\$229.10	17300	50.7810	RANCH	9%	\$37,240		SPRINGWOODS HILLS	401
05-17-385-370	59 NAPLES	12/20/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$198,600	47.29	\$452,857	\$42,610	\$377,390	\$482,644	0.782	2,746	\$137.43	17300	12.9374	TWO STORY	10%	\$40,950		SPRINGWOODS HILLS	401
05-17-385-401	209 SUMMERSET	06/21/22	\$647,000	WD	03-ARM'S LENGTH	\$647,000	\$265,600	41.05	\$604,614	\$73,775	\$573,225	\$624,517	0.918	3,174	\$180.60	17300	0.6574	1.25 - 1.75 ST	11%	\$68,600		SPRINGWOODS HILLS	401

<b>Totals:</b>	<b>\$5,224,400</b>		<b>\$5,218,880</b>		<b>\$2,110,300</b>		<b>\$4,995,047</b>		<b>\$4,715,075</b>		<b>\$5,283,814</b>				<b>\$147.51</b>		<b>1.8934</b>		<b>9%</b>				
					<b>Sale. Ratio =&gt;</b>		<b>40.44</b>				<b>E.C.F. =&gt;</b>		<b>0.892</b>		<b>Std. Deviation=&gt;</b>		<b>0.19503689</b>						
<b>USED ECF .892</b>					<b>Std. Dev. =&gt;</b>		<b>6.07</b>				<b>Ave. E.C.F. =&gt;</b>		<b>0.911</b>		<b>Ave. Variance=&gt;</b>		<b>13.8620</b>		<b>Coefficient of Var=&gt;</b>		<b>15.21124715</b>		

<i>E.C.F.</i>	
Mean	0.911
Standard Error	0.056
Median	0.871
Mode	#N/A
Standard Deviatc	0.195
Sample Variance	0.038
Kurtosis	3.646
Skewness	1.695
Range	0.706
Minimum	0.713
Maximum	1.419
Sum	10.936
Count	12

